

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st March 2006
AUTHOR/S: Director of Development Services

S/0092/06/F – Over Erection of Dwelling Following Demolition of Existing Bungalow at 3 Willingham Road for P Dawson

**Recommendation: Approval
Date for Determination: 17th March 2003**

Adjoining Conservation Area

Site and Proposal

1. The application relates to a rectangular site measuring approximately 0.06 hectares (0.16 acres), situated on the northern side of Willingham Road, opposite The Green. The site currently contains a bungalow with front and rear gable ends, with a ridge and eaves height of 5.2m and 2.4m respectively, in addition to a detached garage. A driveway runs along the common property boundary with No. 5.
2. The existing bungalow forms part of set of three bungalows of near identical appearance, Nos. 3, 5 and 7. A bungalow adjoins the site to the south-east, with a 1½ storey dwelling adjoining the site to the north-west. The site is adjacent to, but outside of, the Over Conservation Area and Protected Village Amenity Area.
3. The full application received on 20th January 2006, proposes the erection of 1½ storey, four bedroom dwelling with front and rear gables, measuring 2.5m to the eaves and 6.6m to the ridge. The front gable will be two-stories in height, with the rear gable part single-storey and part two-storey in height. The proposed dwelling would be setback 7m from the front property boundary. The application plans indicate that the existing detached garage is to be demolished and that a new brick boundary wall is to be erected. The proposal equates to a density of 15.7 dwellings per hectare.

Planning History

4. Planning permission was given on 24th May 2005 for an extension to the existing bungalow, including addition of a first floor to form a two-storey dwelling (**Ref: S/0451/05/F**). The approved extension did not increase the front eaves height of the dwelling, but increased its ridge height to 6.6m.

Planning Policy

5. **Policy P1/3** of the County Structure Plan requires a high standard of design and sustainability for all new development and which provides a sense of place which responds to the local character of the built environment.
6. **Policy 5/3** of the County Structure Plan states that Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character.

7. **Policy 5/5** of the County Structure Plan states that small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
8. **Policy 7/6** of the County Structure Plan requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.
9. **Policy SE3** of the adopted South Cambridgeshire Local Plan 2004 (“The Local Plan 2004”) identifies the village of Over as a Limited Rural Growth Settlement. This policy permits residential development and redevelopment within this village providing:
 - (a) The retention of the site in its present form is not essential to the character of the village;
 - (b) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
 - (c) The village has the necessary infrastructure capacity; and
 - (d) Residential development would not conflict with another policy of the Plan.

It adds that development should achieve a minimum density of 30 dwellings per hectare unless there are strong design grounds for not doing so.

10. **Policy SE10** of the Local Plan 2004 states that Protected Village Amenity Areas are defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole.
11. **Policy HG10** of the Local Plan 2004 states that the design and layout of residential schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.
12. **Policy TP1** of the Local Plan 2004 states that the Council will seek, through its decisions on planning applications to promote more sustainable transport choices and to reduce the need to travel, especially by car, by amongst other things restricting car parking to a maximum of 2 car parking spaces per 3 or more bedrooms in poorly accessible areas.
13. **Policy EN30** of the Local Plan 2004 states that proposals within or adjacent Conservation Areas are expected to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials.

Local Development Framework - Submission Draft

14. **Policy ST/6** of the Core Strategy (2006) identifies the village of Over as a Group Village. This policy allows for the replacement of the existing bungalow with a dwelling.

15. Development Control **Policy DP/1** (2006) states that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It outlines various criteria to assess the sustainability of proposed development.
16. Development Control **Policy DP/2** (2006) outlines that all new development must be of high quality design, appropriate to the scale and nature of the development. It outlines criteria, which define what is meant by high quality design.
17. Development Control **Policy DP/3** (2006) outlines requirements for new development within the district.
18. Development Control **Policy DP/7** (2006) largely reiterates the advice contained in policy SE3 regarding development and redevelopment of land on unallocated land within village frameworks.
19. Development Control **Policy HG/b** (2006) outlines that new residential proposals should protect and enhance the environment by making the best use of land and being appropriate to its location.
20. Development Control **Policy HG/1** (2006) states that residential developments will make the best use of land by achieving average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment.

Consultation

21. **Over Parish Council** – Recommendation of Refusal: “concern over height of roofline considering proximity to line of neighbouring bungalows. Roofline proposed seems to be shown as higher than neighbouring new building to left hand side. It does not seem clear from the plans what provision there will be for parking/turning”.
22. **Conservation Manager** – No objection.

“The bungalow is situated immediately outside the Over Conservation Area but faces the Green, and therefore any development on this site will impact on the setting of the Green (which lies within the Conservation Area). The Green is enclosed on its west side by a range of two-storey Victorian dwellings, but on the north (Willingham Rd) the enclosure is provided by more mixed development, including two-storey dwellings and a set of three bungalows.

Approval was given last year to adapt the bungalow to create a 1½ storey dwelling. The current proposal to redevelop the site with a new dwelling will have a similar impact on the Green to No. 1a and will not harm the setting of the Conservation Area. The change in roof pitch over the single storey kitchen to the rear is visually rather awkward, but this will not be visible from the Conservation Area”.

23. **Chief Environmental Health Officer** – No response received at time of preparing agenda report. Response to be verbally reported.

Representations

24. None received

Planning Comments – Key Issues

25. The key issues for consideration in the assessment of this planning application are as follows:
- a) Suitability of design for this location;
 - b) Impact on Over Conservation Area and streetscene;
 - c) Impact on Residential Amenity;
 - d) Impact on Highway Safety; and
 - e) Whether the proposal represents an efficient use of land in terms of density.

Suitability of Design and Impact on Conservation Area

26. Planning permission was given in May 2005 for a first floor extension to the dwelling to create a chalet-bungalow with first floor accommodation, with a ridge and eaves height of 2.5m and 6.6m respectively. Whilst the previous application was for extension as opposed to replacement, the principle of a taller dwelling on the property has previously been established. The current proposal has the same eaves and ridge height as the approved extension, with the exception of the front and rear gable end.
27. The two-storey front gable reflects the design of the adjacent dwelling, No. 1a, and is positioned on the south-west side of the property away from the adjacent bungalow, No. 5. It extends no further forward than the existing front gable on the property, albeit at a greater height. The rear gable is not visible from a public vantage point and is considered acceptable.
28. The proposal will have a similar visual impact on the streetscene and The Green as No. 1a Willingham Road. The proposal is considered to have an acceptable impact on the setting of the Over Conservation Area, Protected Village Amenity Area and the visual amenities of the streetscene. In that respect, consideration has been given to the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 (c.9).

Impact on Amenities of Adjacent Dwellings

29. I am of the view that the proposal will not seriously harm the amenities of occupants of the adjacent dwellings. The impact on the adjacent bungalow, No. 5 is similar to that for the previously approved extension, with the front and rear gable ends setback from this property. The replacement dwelling is 1m closer to the side elevation of this bungalow, than the previously approved extension.
30. The impact of the proposed dwelling on No. 1a is minimised by the use of a change in height to the rear gable. A window is to be inserted in-between floor levels on the south-east elevation facing No. 5, which serves a stairwell. Due to the purpose and positioning of this window, it is not considered to result in an undue loss of privacy for the adjacent bungalow.
31. A condition is recommended regarding the use of obscured glazed windows on the north-west elevation of the replacement dwelling, to protect the privacy of the adjacent dwelling, in addition to conditions preventing the insertion of additional windows in the side elevations.

Impact on Highway Safety

32. The proposal will result in the loss of available space for car parking, as a result in the increased width of the dwelling, which will encroach on the existing driveway. Nevertheless, I am satisfied that sufficient space will remain on the site for the parking of two vehicles to the front of the dwelling, in line with the Council's maximum car parking standards for a dwelling of this size.
33. The proposed site layout does not allow for on-site turning, and it is noted that there is no existing turning provision on the site. Adjacent properties also do not benefit from on-site turning. As the proposal does not increase the number of dwellings on the site or worsen the existing ability of vehicles to turn on-site, the proposal is not considered to have a significant impact on highway safety.

Efficient Use of Land and Housing Density

34. The proposal equates to a housing density of 15.7 dwellings per hectare, as opposed to the 30 dwellings per hectare promoted by policy SE3 of the current Local Plan 2004 and Policy HG1 of the Draft Local Development Framework 2006. Nevertheless, in this case there is considered material considerations which justify a lower housing density, including the previous planning permission, the modest height of the adjacent property, the location of the site adjacent the Over Conservation Area and the linear pattern of residential development in the surrounding area.

Recommendation

35. Approve

Recommended Conditions of Consent

1. SCA – 3 years
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
(Reason - To ensure that external materials are in keeping with existing buildings.)
3. SC21 – Withdrawal of Permitted Development Rights – a) Part 1
(Development within the curtilage of a Dwellinghouse – Parts A, B and C)
(Reason - To ensure that alterations or extensions to the dwelling which would not otherwise require planning permission do not harm the setting of the Over Conservation Area or harm the residential amenities of adjacent properties.)
4. SC26: - Restriction on the Use of Power Operated Equipment during Period of Construction. (RC26)
5. SC23 – The windows in the north-west elevation of the dwelling hereby permitted, shall be fitted and permanently maintained in obscure glass.
(Reason - To safeguard the privacy of the occupier of the adjacent property, No. 1A Willingham Road, Over.)
6. SC22 – No further windows, doors or openings of any kind shall be inserted in the north-west and south-east elevations of the dwelling, hereby permitted.
(RC22)

7. SC60: Details of boundary treatment including proposed brick wall.
(Reason - To ensure that the appearance of the site is appropriate to its position adjacent the Over Conservation Area and that boundary treatment does not harm the residential amenities of adjacent dwellings.)
8. The permanent space to be reserved on the site for the parking of two vehicles shall be provided before the occupation of the dwelling commences and thereafter maintained.
(Reason - In the interests of highway safety.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - Cambridgeshire and Peterborough Structure Plan 2003:
 - P1/3** (Sustainable design in built development),
 - P5/3** (Density)
 - P5/5** (Homes in Rural Areas)
 - P7/6** (Historic Built Environment)
 - South Cambridgeshire Local Plan 2004:
 - SE3** (Residential development in Limited Rural Growth Settlements)
 - SE10** (Protected Village Amenity Areas)
 - HG10** (Housing Mix and Design)
 - TP1** (Sustainable Travel)
 - EN30** (Development within and Adjacent Conservation Areas)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including overlooking and outlook issues
 - Highway safety
 - Visual impact on the locality
 - Impact upon setting of adjacent Conservation Area and Protected Village Amenity Area
 - Design and Appearance
 - Housing Density and efficient use of land.

Environmental Health Informatives

During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

Environment Agency Informatives

Informatives regarding surface water and drainage

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Local Development Framework, Submission Draft 2006
- Planning File Refs: S/0451/05/F and S/0092/06/F

Contact Officer: Allison Tindale – Planning Assistant
Telephone: (01954) 713159